

**Reading Township Planning Commission**  
**Regular meeting**  
May 6, 2019

The regular monthly meeting of the Reading Township Planning Commission was held at the Reading Township Municipal Building and called to order at 6:30 p.m. by Chairman John Biese. Planning Commission members in attendance were Alicia Wooters, Dana Shuman and Gerald Shank, with Chairman Biese presiding.

Others in attendance included P. Eric Mains, P.E. of Gannett Fleming, Inc.; Attorney Victor Neubaum, Solicitor; Andrew Merkel, Senior Planner for Adams County Office of Planning & Development; John Landsman, Kevin Holtzinger, Tim & Denise Krout.

The April 1, 2019 minutes were approved as written on a motion by Mr. Shank and seconded by Ms. Wooters; motion carried unanimously.

**PUBLIC COMMENT**

There was no public comment at this time.

**SUBDIVISION & LAND DEVELOPMENT**

**Jack Landsman**

1215 Wolf Road

Sketch Plan – Subdivision

Mr. Landsman owns a parcel at 1215 Wolf Road. The total acreage of the parcel is 1.28 acres with 0.05 acres on the north side of Wolf Road and the remaining acreage on the south side. He would like to sell the 0.05 acres to Mr. Krout who owns a parcel in Lake Meade and have the 0.05-acre parcel merge with his parcel so a primary driveway access could be obtained from Wolf Road. The 0.05-acre parcel and the parcel in Lake Meade are separated by a 60-foot tract of land indicated as “private” by Adams County Tax Parcel Viewer. After receiving input from Mr. Mains and Attorney Neubaum it was determined subdivision and/or lot-merger options are not permissible. Mr. Krout questioned the concept of obtaining a right-of-way from Mr. Landsman and Reading Township. Mr. Mains stated before the topic of discussion continues it is recommended the Township determine if the requested location is feasible for a driveway in accordance with required sight distances. The Planning Commission has requested Mr. Wilt coordinate with Mr. Grim, Township Road Foreman, to review the location and sight distances.

**Randall Inskip**

East Berlin Road – Reading Portion

Sewage Facility – Component 4A

At the September 2018 Planning Commission meeting copies of the DEP Sewage Facility Planning Exemption Module for the parcel belonging to Randall Inskip along the East Berlin Road located in Tyrone Township were presented. The parcel owner requested Sewage Exemption for the portion of the parcel that is located within Reading Township. On a motion by Mr. Bowen and a second by Mr. Shank, the Planning Commission recommended the

Sewage Facility Planning Module proceed to the Board of Supervisors for subsequent review and consideration for approval; motion carried unanimously. Since then, the Department of Environmental Protection (DEP) has requested a Planning Module Component 4A be completed by the Township along with a resolution from the Board of Supervisors as part of the revised DEP packet. Chairman Biese will sign the Component 4A and the DEP packet will proceed to the Board of Supervisors for review and consideration.

### **East Berlin Fish & Game Association**

1808 Fish & Game Road

Earth Moving & Permit Requirements

A sketch plan was presented by Charles McCubbin indicating the desire of the East Berlin Fish and Game Association to build a pistol range and relocate dirt to various other areas as indicated on the plan. The Planning Commission reviewed this request for what level of planning and permitting is needed to support the plans for removing existing berms and distributing the excess material to multiple locations at the site based on the sketch. Through that discussion, it was determined that in order to know what protocols apply, the Township must know the footprint or extent of impacts that will occur. Most of the grading plan and erosion control requirements use disturbed area as the basis for levels of permitting. Any disturbance area measuring over 5,000 square feet requires that a written plan be prepared for erosion control practices. Further, the Township has Grading Plan requirements that mandate a plan to show what is being proposed (existing grades, proposed grades, etc.). It is suggested a surveyor or engineer assist in developing a "to scale" plan so that the Township can be more definitive in assisting with any applicable permitting requirements. The Township Engineer has committed to assist in making sure they understand the scope and intent in order to keep this project cost effective, while maintaining compliance with regulations of both the Township and PA DEP. Mr. Wilt to communicate this response to Mr. McCubbin and Adams County Conservation District in addition to Land & Sea Services.

## **ZONING HEARING**

### **Joan E. Kennan #2019-02Z**

3757 East Berlin Road

Zoning Hearing – Notice of Decision

The Planning Commission received the Notice of Decision from the Zoning Hearing Board in reference to the variance requested by Ms. Kennan. There was no additional discussion.

### **Rutter's Farm Store #2019-01Z**

2115 East Berlin Road

Zoning Hearing – Notice of Decision

The Planning Commission received the Notice of Decision from the Zoning Hearing Board in reference to the special exception requested by Rutter's Farm Store. There was no additional discussion.

**Ladd Mummert #2019-03Z**

1115 Group Mill Road

Zoning Hearing – Notice of Decision

The Planning Commission received the Notice of Decision from the Zoning Hearing Board in reference to the variance requested by Mr. Mummert. There was no additional discussion.

**MISCELLANEOUS**

**Ordinance #2019-02**

Attorney Neubaum presented the Planning Commission with Ordinance 2019-02 to amend the Reading Township Code of Ordinances §10-102.2 as discussed at the April 1, 2019 Planning Commission Meeting. This Ordinance will be considered for enactment at a public hearing to be held at the May 20, 2019 Board of Supervisors meeting. There was no additional discussion.

**Kevin Holtzinger**

**Right-Of-Way**

Mr. Holtzinger requested clarification on a right-of-way that passes through his property for access to a parcel behind his that would be classified as “land locked”. The right-of-way is presently being surveyed by Beyond All Boundaries and Mr. Holtzinger is requesting a determination as to whether there are Ordinance stipulations for width of the right-of-way or building set-back requirements from a right-of-way. Mr. Merkel mentioned that the Township Ordinance establishes set-back requirements based on the minimum distance from the property lines. Attorney Neubaum stated the width for a private right-of-way can be at the property owner’s discretion; however, should a private right-of-way ever be considered for dedication to the Township as a road, the width must be 50 feet.

**Recreation Plan Update**

With the finalization of the Recreation Ordinance, the Planning Commission would like to continue the progress in establishing a Recreation Committee as discussed at the April Planning Commission meeting. Mr. Mains mentioned that as the formal review and consideration progresses the Township may want to consider researching State and County matching grant availability to allow the funds to go even farther in the process.

**Zoning District Review Update**

Chairman Biese announced that the base line for the review of Zoning Districts should be finalized at the May 16, 2019 meeting and at the June meeting the discussion on potential future changes will begin.

### **Hampton Intersection Update**

Mr. Merkel updated the Planning Commission on the progress of the project. He stated the project will be delayed an additional 4 – 6 weeks due to an issue requiring the relocation of Columbia Gas lines.

### **House Bill Update**

Mr. Merkel updated the Planning Commission on the status of two House Bill presently being considered that will impact local Township's within the state of Pennsylvania. The one is designed to require Townships implement a choice for UCC inspectors. The other House Bill would dramatically change the regulations for subdivision of "agricultural use only" parcels. Both House Bills are being considered in the current state session and should be monitored by the Township.

### **PUBLIC COMMENT**

There was no public comment at this time.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:35 p.m. on a motion by Mr. Shank and a second by Ms. Wooters; motion carried unanimously.

Respectfully submitted,  
Garry R. Wilt  
Administrative Assistant